



21 West Common Lane, SCUNTHORPE, DN17

£175,000



- Traditional Semi
- Beautiful Gardens
- Three Bedrooms
- Off Road Parking
- uPVC Double Glazing
- Well Presented and Maintained Throughout
- Two Reception Rooms
- Sought After Location
- Gas Central Heating

Bell Watson are delighted to market this fantastic traditional three bed semi detached family home in a desired and convenient location of Scunthorpe. The property briefly comprises a well proportioned entrance hall, two reception rooms and kitchen to the ground floor with the first floor providing three bedrooms and a shower room. Externally you will find beautiful front and rear gardens and off road parking.



LOCATION

Situated within the desirable residential area of Old Brumby, and within walking distance of local schools, colleges, Central Park and the local shopping district of Ashby High Street.

ENTRANCE HALL 4.40m (14' 5") x 2.10m (6' 11")

Enter the property via a uPVC front door with surrounding glazed panelling into a well proportioned hallway having a staircase with storage cupboard under leading to the first floor. There is a light fitting and coving to the ceiling, a double central heating radiator and laminate flooring.

KITCHEN 5.34m (17' 6") x 2.25m (7' 5")

The galley style kitchen provides a range of high and low level units with complementary worktops having tiled splash backs incorporating a 1.5 stainless steel sink with chrome mixer tap, an electric oven and gas hob with stainless steel extractor over. There is an under counter recess with plumbing for a washing machine, space for a free standing fridge freezer, two light fittings to the ceiling, a central heating radiator, wood effect cushion flooring, uPVC double glazed windows to the side and rear aspect and an external door to the rear garden.

DINING ROOM 3.62m (11' 11") x 3.62m (11' 11")

The hub of the home providing plenty of space for family gatherings, this second reception rooms provides uPVC double glazed french doors which open onto the patio. There is a feature fire place with ornate surround, a light fitting and coving to the ceiling, a central heating radiator and wood effect cushion flooring.

LOUNGE 4.07m (13' 4") x 3.64m (11' 11")

This front facing lounge enjoys a uPVC double glazed bay window and modern electric fireplace. There is a light fitting and coving to the ceiling, a double central heating radiator and carpeted flooring. This room can be opened to the dining room via the double internal doors.

LANDING

Having a uPVC obscure double glazed window to the side elevation, coving and light fitting to the ceiling and laminate flooring.

BEDROOM ONE 3.64m (11' 11") x 4.35m (14' 3")

With uPVC double glazed bay window to the front elevation, a fan light and coving to the ceiling, a central heating radiator and carpeted flooring.

BEDROOM TWO 3.55m (11' 8") x 3.22m (10' 7")

To the rear of the property having a light fitting and coving to the ceiling, a uPVC double glazed window, a central heating radiator and carpeted flooring.

BEDROOM THREE 2.38m (7' 10") x 2.10m (6' 11")

Having a uPVC double glazed window to the front elevation, a light fitting and coving to the ceiling, a central heating radiator and carpeted flooring.

SHOWER ROOM 2.10m (6' 11") x 1.76m (5' 9")

A three piece suite provides a fully tiled corner enclosure with electric shower, a pedestal sink and low flush WC. There is a light fitting to the ceiling, a uPVC obscure double glazed window to the rear elevation, a central heating radiator and laminate flooring.

OUTSIDE

There are gardens to the front and rear of the property with the front mainly laid to lawn having mature surrounding flower beds. A shared access driveway leads to the properties parking space where you will find a timber gate providing access to the fully enclosed and beautifully maintained large rear garden. There is a hard standing patio off the french doors fitted with outside lighting and a cold water tap. The middle section of the garden is lawned having well established flowerbeds with the bottom of the garden providing an additional gravel patio area housing a timber shed and greenhouse.

FIXTURES AND FITTINGS

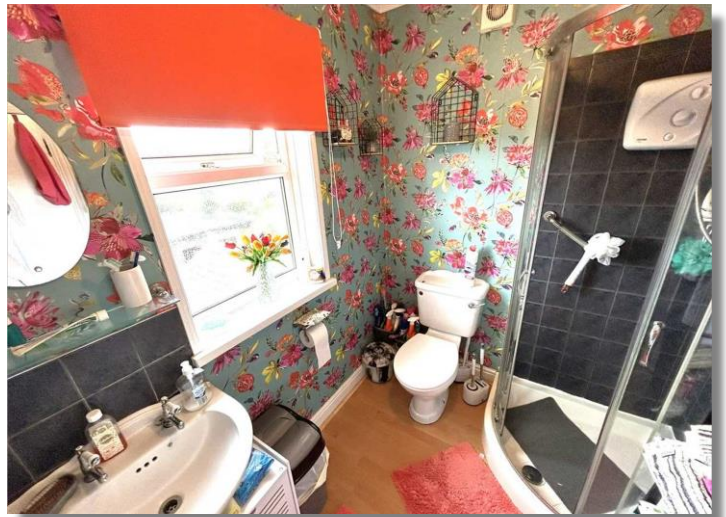
All built in appliances, light fittings and floor coverings are to be included within the sale of the property.

SERVICES (not tested)

Mains gas, electricity, water and drainage are all understood to be connected to the property.

COUNCIL TAX

The Council Tax Band for this property is band B as confirm by North Lincolnshire Council.





PROPERTY MISDESCRIPTION

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